133 HOUSES TO RENT UNFURNISHED

JUBILEE

Three-room side-by-side duplex. New fridge and electric stove. No steps. $70 per month. One block from Jubilee Hospital.

Call LEN LE DOUX
EV 5-9765 anytime

Fairfield Realty, 335 Cook

TOLMIE AVE.—4-room suite with oil range, 1 child O.K. $60.
ESQUIMALT—S by S duplex, new, 2 bedrooms, LR with FP, kit wired for range, oil furnace. $85.
JUBILEE AREA — S by S duplex, new, 2 bedrooms, elec range and fridge. $85.
WALKING DISTANCE TO TOWN —S by S duplex, newly decorated, 1 bedroom, gas range, w and c furnace.
3-ROOM DUPLEX — Near Jubilee, gas range, heat included. Tenant must fill coal stoker once a day. $65.
BROWN BROS. AGENCIES LTD.
1125 Blanshard St. EV 5-8771

Maywood Ave. 2-bdrm bungalow. Available immediately. $85 per mo. Keating Crossroad. 2-bdrm bungalow. Adults only. $65 per month.
PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

134 HOUSES WANTED TO RENT

2 BEDROOMS, FURNISHED. Pandora-Fernwood area. Electric range preferred. EV 2-9473 after 6 p.m.

CIVIL SERVANT WANTS UNFURNISHED 2-bedroom home, in James Bay. EV 5-1838.

HOUSE, SMALL, OR COTTAGE IN Victoria March 1, suitable for retired couple. Victoria Press, Box 830.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

Inexpensive offices, decorated to suit, B.C. Land Building, upstairs, 922 Government. Large single room or suite.
Hall, approx 20'x20', gas heater, lavatory. 1117 Yates. Very reasonable monthly rental.
Apply
B.C. Land & Investment Agency Ltd.
922 Government St. EV 4-4115

Yates St. 3 rms on 2nd floor, unheated. $70 per month.
Weiler Bldg. Small office. Heat, janitor and elevator service. $65 per month.
PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

OFFICES FOR RENT, ONE LARGE and one private office, use of storage space and rest room. Heat, light and water included. Newly renovated and re-decorated. $85. Apply Robert T. Obee & Co. Public Accounts, 618-A Fort St. EV 2-2624.

CHOICE OFFICE SPACE SUITable for several individuals or small firm. Central ground location. Heat, light, janitor service. King Realty, EV 2-2131.

INEXPENSIVE OFFICES ABOVE Spencer's Stores. Government St. Heisterman & Co., 1123 Blanshard Street. EV 3-4161.

MODERN OFFICES
Stuart Building, 745 Yates. Elevator and janitor service. EV 4-5541.

HALL FOR RENT, 108 SUPERIOR

139 WANTED TO RENT MISCELLANEOUS

SMALL STORE WITH LIVING ACcommodation. Victoria Press, Box 831.

141 MORTGAGE LOANS

MONEY TO LOAN
We have the following amounts available for first mortgage:
$1,000 $1,500 $2,500 $3,000
$3,500 $4,000 $4,250 $4,500
$5,000 $10,000
Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

ARE YOU RECEIVING MONTHLY payments on the balance owing to you from the sale of your property? Here is your chance to get immediate cash for your equity. Contact
ERIC CHARMAN
COMMONWEALTH MORTGAGE CORPORATION LTD.
517-620 View Street, Victoria
EV 5-5117. 24-hour Phone Service.

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR LTD. 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co. Ltd., 629 Fort Street. EV 4-0335.

WANTED: AGREEMENT OR SECond mortgages. Private. Victoria Press Box 1810.

142 WANTED TO BORROW

SAFE, PROFITABLE MORTGAGES

(a) $5,800 buys $6,500, 7½%. $70 per mo. 5-yr term.
(b) $3,900 buys $4,700, 7%. $60 per mo.
(c) $4,500 buys $5,300, 7%. $60 per mo.
$1,200 buys $1,650 second mortgage, 7%. $20 per mo.
For information on these credit-graded investments call
MR. SPARKS
EV 5-6741 or EV 3-4081
NORTHWESTERN
Securities of Victoria Ltd.
631 Yates St.

$3,000 MORTGAGE REQUIRED, 7% interest. Call G. Dickason, eves. EV 3-0449. King Realty, EV 2-2131.

145 BUSINESS OPPORTUNITIES

YOUR OWN INDEPENDENT food market in a fast-growing community. De luxe living quarters. Oil-O-Matic heating. Modern bldg. Turnover close to $75,000 per year. Hours 8.30 to 6 p.m., or longer if wanted. Best of equipment. Easily operated, 90% cash business. Owner retiring. Full information at our office. Full asking price $32,500 plus stock at invoice. Stan Ryland, phone EV 4-9305, res. EV 3-3520. Financial Survey Ltd.

OPPORTUNITY TO START A record business. Full stock of all types of music on all the best labels, plus playing equipment, display boxes, shelves, etc. The whole delivered to your location for less than wholesale. Total price $4,800. S. W. Anderson, EV 4-9305, res. EV 2-8917. Financial Survey Ltd.

GROCERY AND PROPERTY — This corner store is a going concern, ideal for couple, good living quarters. Owner transferred. $3,500 down plus stock. Ted Chartres, telephone EV 5-6741 or EV 5-8508. Northwestern Securities of Victoria Ltd.

FOR LEASE: 3-BAY SERVICE station on Douglas St., pumps, hoist, lube equipment included. For lease by owner. EV 5-8480.

145 BUSINESS OPPORTUNITIES

EXCLUSIVE SIDE-BY-SIDE DUPLEX

1006-1010 Nicholson St., in Lake Hill area. Ranch style side-by-side duplex. Each side consists of a living room, cabinet kitchen with dining area including electric range and fridge, 4-piece bathroom and two bedrooms. Tile floors and separate automatic oil heating units. Carports with storage rooms. LOW DOWN PAYMENT CONSIDERED. Price $17,000
For more information and appointment to view call Mr. P. Hope, EV 4-4115 anytime.

GOV'T STREET (JAMES BAY) 3 SC SUITES $3500 DOWN (OR OFFER)

House in good condition, full basement, hot-air pipe furnace, newly painted outside. REVENUE $90 plus very good owner's suite consisting of living room with fireplace, pantry, large kitchen, stove included, 3-pce bath and large bedroom. Price only $12,950
Submit your terms!
Call J. MacKenzie, EV 4-4115 anytime

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115

KEY REV PROPERTY DOUGLAS ST. CLOSE IN 7 RMS, BSMT

Excellent commercial potential, two 2-room suites up, gas ranges, separate meters, bathroom, 3-room suite down with bathroom for owner, combination gas range. Full cement bsmt, hot air piped furnace, home in excellent condition inside and out. FULL PRICE $11,950
Particulars as to terms, etc., please call Mr. Houston, EV 5-3435. Res. EV 5-6476. EXCLUSIVE LISTING.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

EXCLUSIVE SIDE-BY-SIDE DUPLEX

1903-1905 SHOTBOLT ROAD, runs off Queen Anne to Foul Bay, a delightful area. This side-by-side duplex is about 9 years old. Has two bedrooms, bath, kitchen, dinette and living room each side. Oil heat in bath, dry basement with drive-in garages. Interior and exterior both sides, newly decorated. This is a wonderful opportunity and terms can be arranged. Price $19,900

MONTREAL TRUST CO.

1111 GOVERNMENT STREET

3 SUITES CLOSE IN Offers Down Or Trade

Due to illness owner is offering this very nice 3-suite building for sale. Top condition and location. Automatic oil heat, etc. If you have a clear title home and would like to get into a good revenue building then see this. Will accept reasonable down payment. Full particulars available. Full price $19,700. C. Mallett, Western Homes Ltd. EV 2-2157, home EV 4-5670.

$500 CASH

SMALL VARIETY
Opportunity here for unencumbered business woman to supplement her present pension or revenue income by employing her time in this small variety and cake shop business with branch post office. These opportunities are few and far between, so NO PHONE CALLS, PLEASE—OFFICE INFORMATION ONLY. L. S. Yeo, Town & Country Homes Ltd., 1923 Quadra St. EV 2-7276; res. EV 3-7137 Rm 110.

CITY WAREHOUSE

Truss roof, cement floor, corrugated iron siding, asbestos roofing, area 40x60 plus mezzanine, double doors, loading ramp, office space. Well located at 2949 Bridge Street. Price with half cash $9500
Call Doug Peaker, EV 3-9413 eves. GR 7-1316
FRASER BISCOE
750 Pandora

3 RENTALS PLUS

Each unit self contained plus two-bedroom suite for owner. Well located, Hillside and Quadra area. Good terms, at full price of $17,750
Full particular available. Please call Keith Rose, EV 2-7276, res. EV 2-9579.

TOWN & COUNTRY HOMES LTD.

GREENHOUSE

Tenders invited for the dismantling and removal of 3 greenhouses consisting of 12,000 sq. ft. of glass, 2 boilers and Fairbanks Morse coal stoker.
Call E. J. Butler, EV 4-7128, Eves. EV 5-1232
Douglas Hawkes Realty, 817 Fort St.

4 SUITE APT.

Not a conversion. Self-contained. Elec ranges and frigs, oil HW heating. 2 yrs old. No vacancies. A good investment netting over 11%. Price, with good terms $27,500
Roy Gill, EV 4-9305; res. EV 4-3310
Financial Survey Ltd.

FLASH

2-storey brick building. Must be sold. 1 block from Eaton's, east. Price $25,000. Mr. Betts, Phone EV 4-9318, EV 3-2998. Exclusive
C. N. Montague Co.

LOCAL HARDWARE STORE
Present owner has other interests which will benefit any new owner. FULL PRICE, APPROX. $11,600
This is a Genuine Opportunity (No Triflers, Please)
Call Walter Amos — EV 4-6606
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

WANTED — A MANITOBA DISTRIBUTOR for a completely new Canadian article. Prefer party with direct sales experience. This is a full-time job and we want a party not handling other lines. This is an opportunity with a potential that is far above average. Write Victoria Press, Box 1789.

PARTNER WANTED
Well-established appliance firm showing excellent profits, requires operating partner with some capital. Experience a definite asset. Write, giving all particulars and qualifications to Victoria Press, Box 1814.

COMMERCIAL ZONE, 80-FOOT FRONTAGE ON ONE OF MAIN CITY STREETS. LARGE TWO-STOREY HOUSE, CAN BE READILY CONVERTED, WITH GOOD PARKING AREA. WHAT OFFERS? VICTORIA PRESS, BOX 1815.

CORNER GROCERY
Turnover $2,000 per mo. Rent on lease, $60. Asking price, including all equipment, $1,500, plus stock at invoice. Stan Ryland, EV 4-9305 Res. EV 3-3520. Financial Survey Ltd.

COFFEE BAR AND BUSINESS lunch, with living quarters. Excellent location. Steady business. Turnover $800 month. Hours, week days 8 to 6, Sat. 8 to 2. Sundays and holidays closed. Cash, $4,500. No agents. Victoria Press, Box 1800.

145 BUSINESS OPPORTUNITIES

ABSOLUTELY TROUBLE FREE 5-PLEX

These 5 splendidly built units, each comprising LR with oak floors and fireplace, 2 bedrms, kit, and Penbroke bathrm. Each unit has its own full cement bsmt and furnace. 5 garages. This property is located in the finest part of Fairfield and within 5 minutes from park and waterfront. Never a vacancy. Owner pays taxes and insurance only. Price $39,500
EXCLUSIVE AGENTS

VALUABLE DOWN-TOWN LOCATION

Triplex producing $165 month, valuable site alone (zoned for commercial purposes), worth the price of $18,750
Exclusive Agents

ROCKLAND DISTRICT

Attractive 6-suite apt bldg. Oil heat, frigs, elec stoves, oak floors. Owner needs money. Low price $36,000
On good terms.
Exclusive Agents
A. BERNARD & CO. LTD.
629 Fort St.

FAIRFIELD REALTY

335 COOK STREET

OPEN HOUSE SAT., 11 A.M.-3 P.M. GREEN GABLES AUTO COURT

QUALICUM BAY
420-FT. FRONTAGE
25 ACRES
PRICE ONLY $35,000

Just the location for a go-getter. If you want a business with potential, this is for you. Store (including deepfreeze, cooler, cash register, slicer); 5 boats and motors, 12 cabins (all propane stoves, propane heaters and flush toilets); gas pumps (new 500 gal. tank). Must be seen to be believed. If you can beg, borrow or steal $10,500 down, you are in business.
For further details phone
SID BENTLEY
EV 5-9765 Eves. EV 2-6600

VICTORIA, BRITISH COLUMBIA TWO MODERN APARTMENT BUILDINGS

27 Spacious De Luxe Suites
These buildings are separate titles, but adjoining properties. For sale by Victoria builder who constructed these buildings for his own long-term investment two years ago. Now raising capital for the development of an exclusive Victoria subdivision.
One building—11 large suites.
Second building—16 large suites.
Two of the best-built apartment blocks in Victoria, features include highest grade lumber, extra-heavy insulation, sound-proofed with double party walls, 20-year bonded roof, all copper flashings, constant domestic hot water, excellent heating from large boilers, Ray crude oil burners, zoned automatic controlled heating, expensive imported wall-to-wall carpet in halls, life-time builder's hardware, de luxe electric ranges and Frigidaires, large bathrooms with expensive colored fixtures, television jacks in each suite, 6-7 channels. Both of these properties are in immaculate condition. There are 2 large garages, landscaped grounds, shrubbery, complete with underground sprinkler water system. Excellent location, fully occupied. Will sell separately. Genuine enquiries and further particulars, apply to builder, EV 4-6888. No agents.

ONE SOLD TWO TO SELL ESQUIMALT 4 PLEXES EACH $25,500

Combined Sale, $50,000
GOOD TERMS
Quadruple Your Investment in 13 Years.
Please call
Roy Green or S. Stephens, EV 4-9755 anytime
TAYLOR SPITTAL

SIX-SUITE APT EASY EASY WALKING DISTANCE

Each suite has one bedroom, fridge and range and in excellent condition. Net returns are $3,400. About $10,000 will handle. Price $30,000.

FAIRFIELD DUPLEX CLOSE TO PARK AND OCEAN

Downstairs, 5 large rooms, oak floors, upstairs has 3 large rooms and bath, separate entrances, Oil-O-Matic heating, full basement. $3,000 will handle, revenue will carry balance. Price $14,000. BILL KENNEDY, EV 5-6741 or EV 4-6028. Northwestern Securities of Victoria Ltd.

DUPLEX $2500 Down

On this large duplex, situated close to sea and park. Spacious upper suite rents at $80 furnished. Owner's suite has large living room, dining room, bedroom, den and kitchen. Full basement with automatic oil heating. A bargain at this down payment. Full price with terms $14,000
For cash $12,950.
For appointments phone EV 5-2458. S. Paterson, res. EV 5-8592. Gordon Marshall, res. GR 9-2725.
BYRON PRICE REALTORS

WANTED REVENUE PROPERTY

Large and small—for an "organization wishing to invest a very considerable sum of money in VICTORIA REVENUE property. For a good sale NOW call Jack Brown, EV 4-8124, eves. EV 4-4976; Jack Middleton, GR 9-4327.
PEMBERTON, HOLMES LTD.
EV 4-8124.

4 DE LUXE SUITES

Grossing $4,188 yearly. Overlooking Beacon Hill Park. Very desirable property with large lot suitable for expansion. FULL PRICE $32,000
Phone owner, Eves. EV 4-8485. Days EV 4-8124.
PEMBERTON, HOLMES LTD.
1002 Government Street.

THRIFT SHOP
Illness necessitates the sale of this profitable little business. Good location and low overhead. Price includes all stock and fixtures. Asking price only $1,200.
Eves. EV 4-5484
BAYNE & TODER AGENCIES
749 Fort St. EV 2-1121

ISLAND INVESTMENT CO. LTD. shares for sale by John A. McLellan, totalling approximately 40% interest in the company. What offers? Apply 2705 Cook.

ANYTHING YOU DON'T NEED? SELL IT FOR CASH THROUGH CLASSIFIED ADS.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

NEW NEW DUPLEX

N.H.A. SIDE-BY-SIDE
If you are looking for a good duplex then see this. Large living room with fireplace, 2 roomy bedrooms, thru hall, 4-pc bath, up-to-date electric kitchen with dining area. Full basement with roughed-in rumpus rooms, laundry tubs, copper tanks, separate carports. If you are looking for the best then see this. $10,000 down.
Full price $25,260
C. Mallett, office EV 2-2157, home EV 4-5670. Western Homes Ltd.

147 EXCHANGE REAL ESTATE

COMPACT 4½-ROOM BUNGALOW with full basement, HA furnace and playroom, all in excellent condition and with clear title. Value $9,500. Will exchange for revenue or large home in good district, preferably Fairfield.
Eves. EV 4-5884
BAYNE & TODER AGENCIES
749 Fort St. EV 2-1121

TRADE MODERN 4-RM STUCCO home, sea-view lot, centre of Crofton, for Victoria home or income property. Will pay cash difference or assume existing mortgages. Victoria Press, Box 1794.

THE WISE AND THRIFTY BUYER SHOPS IN THE CLASSIFIED SECTION DAILY.

148 LISTINGS CANCELLED

1271 UNION ROAD NOW EXCLUsive with J. H. Whittome & Co. Limited, L. A. Squires, EV 2-6255 anytime. Res. EV 2-2269.

HOUSE ON 19 COOK ST. SOLD.

2973 ASHDOWNE ROAD IS SOLD.

149 LISTINGS WANTED

LIST WITH RITHET

706 Fort Street EV 2-4251

NO SALE?

TRY GEORGE CLARK WESTERN HOMES LTD.
CLIENTS WAITING WITH MONEY ON HAND.
EV 2-2157. RES. EV 2-3453.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 31-member firms ... their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

FULL PRICE $4,300
Drive by 2740 Sooke Rd., just past Glen Lake shopping centre. Four-room stucco bungalow, electric range and oil heater included. Good terms. For details, please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 5-6115.

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

LISTINGS WANTED IN ALL price ranges. Prompt, courteous inspection. Financial Survey Ltd., 1324 Govt. St. EV 4-9305.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

FAIRFIELD REALTY

335 COOK STREET

OAK BAY AVE. 2-BEDROOM

A most attractive bungalow. Large living room with fireplace, elec cab kitchen and dinette, 4-pc bath, HW floors, package Oil-O-Matic, drive-in garage. White stucco finish. Low down payment will handle at $11,500
Please call Cliff Atkins, EV 5-9765; eves. EV 4-1282.

DUPLEX PRICE $11,300

An opportunity to get a nice home plus revenue on a tremendous lot 270 feet deep. This property is in the best part of James Bay. New wiring, new roof, new paint. Very nice possibilities, and this can be handled for only $3,100 down. If you have more cash this would be reflected in the end price.
Please call Sid Bentley, EV 5-9765; eves. EV 2-6600

ESQUIMALT 3 BEDROOMS NEW N.H.A.

THREE ONLY
3-bedroom basement home to be built in the Esquimalt district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

$950 BRAND NEW

NHA 3-bedroom bungalow. Oil forced air heat, L-shaped living-dining room, fireplace, large kitchen. Utility and storage, no basement. Possession March 1st. Well located in Lake Hill area. Close to schools, transportation. To view call Orv Twamley, EV 5-8701 any time.

MOREY & JOHNSTONE
3244 Douglas St. Real Estate

OAK BAY, 3-BEDROOM HOME, rumpus room with fireplace, dble plumb. By owner, 3363 Henderson.

150 HOUSES FOR SALE

P. R. BROWN

& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

OAK BAY ASHDOWNE

This 5-yr-old, 3-bedrm house is too small for the present owner it's your opportunity to buy an immaculate home in a choice area for a down payment of approximately $5,600. It comprises: entrance hall, LR 13x18 with FP, full-sized DR, lge cab elec kit with bkfst nk, 4-pc van bath. The FC bsmt has dr-in garage. O-O-M heat and LOE FULLY FINISHED REC RM. A truly fine home at the FULL PRICE of $18,500
To view please phone Ross Weber, EV 5-3435; res. EV 5-5433

FAMILY HOME

You just have to enter this immaculate 3-bedroom home to realize the workmanship put into it. Large LR with Roman tile FP connects to DR; oak floors throughout, spacious cab kit (220v.), with breakfast nook; 4-pc bath. Full high cement basement, Oil-O-Matic heat. Drive-in garage. Fully insulated, 2½ years old. Top value. No redecorating, just move in. Will not be on the market very long. Purchaser to assume existing mtge of approximately
$9000 AT 5½%
monthly payments $81 including principal, interest and taxes. FULL PRICE $12,950
For further information and appointments to view call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

BRAND NEW WE'RE IN ORBIT

Take your choice of four finished bungalows each consisting of 2 bedrooms, living room, 3-pc bath, modern elec cab kit, utility room, car port. Two, FULL PRICE, each $6700
Two, FULL PRICE, each $6500
$2,000 down. For particulars phone A. Marion, EV 2-6697 or R. Weber, EV 5-3433; or office, EV 5-3435.

P. R. BROWN & SONS LTD. ARE PLEASED TO OFFER

4 NHA lots on Camrose Crescent, just off Maplewood, on sewer in subdivision, numbered 6, 7, 8 and 9.
FIRST HERE — FIRST SERVED
REMEMBER GOOD BUILDING LOTS ARE SCARCE!!
EACH $1650
Please phone R. E. Hills, EV 5-3435; or res. EV 3-6918

HAGAR'S LOOK GONZALES NEAR SEA

This substantial, well-planned, clean, tidy, 5-room stucco bungalow has just come on the market. Eleven years old and comprises LR with FP, dining room, bright cabinet kitchen with nook, thru hall, 2 bedrooms, full high basement, oil HA heat; drive-in garage. Medium-size lot in lawn and evergreen bushes. Just a step to bus and stores. This is a good home and is priced right at $11,500
Terms. (Exclusive)
Call me to view.
J. M. Taylor, EV 4-0531; eves. EV 4-9902.
Hagar & Swayne Ltd. 614 Yates St.

Exhilarating WATER VIEW

Try your $1,000 down on this grand family home overlooking the Gorge waters. Full basement, cosy living room with fireplace, family-size dining room, two spacious bedrooms on main floor and enclosed stairway leading to unfinished attic that, with a little work could be finished as two EXTRA bedrooms. Some decorating needed, but look at the price $7950
See this today with Mrs. Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

McCANDLESS REALTY
830 Fort Street Phone EV 3-6111

SPECIAL $1350 DOWN Furnished Cottage

Four spotless rooms, living room, fireplace, light floors, two bedrooms, small bright kitchen with nook, cab, pantry, 3-pce. bathroom, new oil range and tank. Rewired. Duroid roof. Nice garden. Low taxes. Handy location on bus line near Haultain Street. Furnished inc. fridge, washing machine.
REAL VALUE AT $6300
Eves., Mrs. Ramsdale, EV 4-5855

NOT BUILT-IN

If you want an open outlook and a larger-than-usual lot with oaks and landscaped grounds, this 5-roomed stucco bungalow near Ruby Road may be just what you are looking for. Worth your while at $12,900
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

LANGFORD LAKE WATERFRONTage, Leigh Road. Two-bedroom bungalow. Large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $6,250. Terms, third cash. EV 3-4011 days; GR 7-1135 eves. and Sunday.

3-BEDROOM HOUSE IN ESQUIMALT, close to Naden. No agents please. EV 4-6264.

150 HOUSES FOR SALE

Oak Bay Realty

FOR OAK BAY HOMES

OAK BAY SOUTH

Attractive 5-room home in choice location, close to golf club. Large living room with fireplace, family-sized dining room, bright, spacious kitchen, 2 good bedrooms. O-O-M heat. Full basement, dr-in garage. Easy garden, and the price is only $10,500
Please call Hal Wright, EV-5-7707 anytime.

DUPLEX ON WINDSOR RD.

Older building containing two 4-room suites. Heating is by single automatic oil hot-water unit. This could be converted to a very charming single-family dwelling or continued as a revenue property. Beautiful location at 2464-2470 Windsor Rd., right cross from the park. Full price $13,200
For further information contact R. L. Stiles. EV 5-7707 anytime.

LANSDOWNE SLOPE $13,650

Seven-year-old stucco bungalow, containing 3 bedrooms, thru hall. Separate dining area off living room. Large cabinet kitchen with breakfast space. No basement. Good storage with utility. Modern heating. Patio in easily-kept garden. Good terms. Full price $13,650
For further information or appointment to view, call
B. J. Leverton, EV 5-7707 anytime.

COSY FOR A COUPLE

Small, but oh, so nice, 2-bedroom bungalow with full basement and drive-in garage. Well located in the High Quadra area just a few steps to the bus. This makes an ideal retirement home. Immaculate condition throughout, and only $8750
Call W. G. Curtis, EV 5-7707 anytime.

QUIET, CONVENIENT AND COMFORTABLE

Just around the corner from Oak Bay Village shopping centre on Oliver Street. This 2-bedroom bungalow with its spacious airy rooms and Oil-O-Matic hot water heating is the type of home which has made Oak Bay famous as Canada's retirement centre. Beautifully proportioned, well decorated rooms and a small secluded garden at the back make one of the neatest little homes we have seen for a long while $12,600
Call R. Reynolds, EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

BYRON PRICE

1314 QUADRA STREET

NEW NHA $2750 Down $76.90 Monthly

Don't miss out on this attractive 3-bedroom, full basement home. View lot on sewer, near schools. If you act now you can still choose colors before final completion. Jack McKay, EV 5-2458; res. EV 2-9644.

YOUR OWN PLANS FREE ESTIMATE

Our motto is "Homes for less built by specialists." Let us prove this to you. It will cost you nothing. We will check your home plans and estimate the costs. We will handle all mortgages and legal details. Call Bernard Shaw anytime. EV 5-2458.

ESQUIMALT $1750 DOWN 3 BEDROOMS

This cosy 3-bedrm home with auto oil heat, fully insulated, offers economy living, taxes only $78. LR with electric fireplace and newly-sanded floors, large electric kitchen with sep dining area, plus utility. Separate garage with paved driveway. Close to schools and transportation. This house priced at $7,950 won't last long. Contact M. Duff or N. Krienke, EV 5-2458.

HAYNES

SMART, MODERN, ECONOMICAL —Nice living room with fireplace and hardwood floor, dinette, kitchen, two bedrooms, utility room, bathroom, carport. A convenient through hall. No basement. Space oil heater. Located in subdivision among all new homes. Lot is levelled and seeded to lawn. About $3,000 cash, balance $60 monthly at 6% interest. This is cheaper than paying rent. Price $8600
Older type bungalow with full basement, four rooms, fireplace in living room. All services first class. Large lot. Price $6500
A neat home very reasonably priced.
Please ask for W. Jones, EV 3-8303 evenings.
ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

GORDON HEAD. SWEEPING OCEAN VIEWS AND BEAUTIFULLY LANDSCAPED. EXCEPTIONALLY WELL BUILT, MOST ATRACTIVE 6-ROOM BUNGALOW. NO STEPS, OIL-O-MATIC HOT WATER HEATING. PRICED TO SELL AT ONLY $15,500. PLEASE, NO PHONE ADDRESSES. FOR APPOINTMENT TO VIEW CALL ROBERT MITCHELL, RES. EV 3-4473. HARRY FOSTER LTD. EV 2-2101.

150 HOUSES FOR SALE

KING REALTY

Weiler Bldg.
609 Broughton St. EV 2-3131

DUPLEX ONLY $1000 DOWN

Rent of lower suite $75 carries agreement. Full basement with extra bedroom, HA heat, sep garage. Hollywood Cresc district. Only $10,500
Mr. O'Toole, eves, EV 3-8340.

NHA RANCHER $76 A MONTH

1,460 sq. ft. with 3 large bedrms. 15x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN. ONLY $14,700
Lee Hallberg, EVES. EV 3-8510

MORE FOR LESS

Is sometimes available. My friend, hospitalized, has a modern, 2-BR home like those you see under construction in various subdivisions. This is on sewer and priced at ONLY $9750
Please call me for details.
George Dickason, eves. EV 3-0449

RURAL RETREAT

This modern 2-BR bungalow has a spacious LR with FP. Attractive well-planned grounds. Located within 10-mi circle on bus route, oil heat. Low taxes. Priced below replacement cost $9500 for cash sale at
Bel Shragge, eves. EV 2-8802
C. A. Ross, GR 8-1817.

NEW HOME Ready in Two Weeks

Pay more down and pay less is the proposition the builder has made to me to sell this 2-bdrm home. Kitchen, living room, bathroom, no bsmnt, oil furnace, carport, ½ of an acre in low tax area.
$1000 Down,
$75 month $8000
$1500 Down,
$70 month $7900
$2000 Down,
$65 month $7800
George Dickason, eves., EV 3-0449

A HOME LIKE This Is Seldom For Sale

in this Select Rockland District. This Charming Spacious Home is only 11 years old and is designed for gracious living. The main floor has large LR with attractive FP, sep DR, panelled den, electric kitchen, bath and large master BR. There are 3 large BR, sewing room and bath up. Lovely small secluded garden. Terms. Asking Price $21,000
Bel Shragge, eves., EV 2-8802

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

JOAN CRESCENT 2 BEDRMS AND DEN

A most attractive bungalow, has patio-type entrance, large LR, full DR, den with FP, 2 good bedrms. Bsmt. Oil HW heat. Sep garage. $3,700 will handle at full price of $14,000
Mrs. Elliott
EV 5-2481 Eves. EV 2-9893

225 WILDWOOD

You will want to see inside. We have the key. Can be shown anytime. Through-hall plan, cosy LR, sep DR, elec kit, 2 bedrms, 4-pce bath. FC bsmt with oil heat. Sep garage. Just listed and priced to sell quickly at $10,500
Mr. Lukey
EV 5-2481 Eves. GR 7-2040

OAK BAY

This 3-BR stucco bung. close to the Avenue and shopping centre. Oil hot-water heating, all copper plumbing. Range wiring and dryer. 2,000-watt water heater in copper tank. Carburator. Fully insulated. Sep garage and carport. Blacktop driveway. With terms $13,800
Mr. Crickmay
EV 5-2481 Eves. EV 5-3170

OFFERS WANTED

A SMART LITTLE HOME THAT MUST BE SOLD. BEAUTIFUL MAHOGANY PANELLED CABINET ELECTRIC KITCHEN, TWO LGE BEDROOMS, LIVING ROOM 15X24, SMART FIREPLACE, OIL-O-MATIC HEAT, FULL BASEMENT, IN GOOD LOCATION. Asking only $11,000
Try your down payment.
Please call R. CARTWRIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

NEW STUCCO BUNGALOW

6 lovely rooms, 1,150 sq. ft. of floor space. Electric kit, full basement, O-O-M heat, drive-in garage. For lovers of high grounds and rock gardens this is the place. Will accept reasonable offers on down payment. Full price $13,500
Contact J. DeMan EV 4-2402.

H. A. HUMBER LTD.

620 View St. EV 2-9161

BUILD NHA

No Down Payment? Own Your Lot? Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

IDEAL FAMILY HOME PLUS revenue, 4 large bright rooms and bath on first floor, with extra room in full basement basement. Nice little apartment upstairs. New Duroid roof. Automatic hot water, wired for range. Close to town, bus and school. Full price $8,950, with easy terms. Phone EV 3-6239.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

6 LARGE ROOMS

High on a hill-top on an acre so shaped as to provide two other lovely building sites of ever-increasing value, this 1,400' bungalow is only 3 years old. Owner already transferred, leaving wife and family to follow. All reasonable offers considered. MERITS IMMEDIATE INVESTIGATION. Reduced to $17,200
Mr. Love, EV 4-8124
Evenings EV 4-6056

EXCLUSIVE 7 SUITES ROCKLAND

Drastically reduced in price to settle estate. Strongly recommended, good income. Reduced from $39,000.
NOW ONLY, WITH TERMS $30,000

OAK BAY DUPLEX

6 beautiful large rooms, with two baths, also 3-room self-contained suite rented at $65. Excellent view of the Straits of Juan de Fuca from all windows. Full price only $20,000
Jack Brown, Eves. EV 4-4976
Jack Middleton, Eves. GR 9-4327

SEA VIEW—OAK BAY 6 ROOMS—$20,000

Delightful modern 6-room suite in a de luxe apartment building. Spacious entrance hall with wall-to-wall carpet, living room 23' long, guest-size dining room, Youngstown cabinet kitchen with O.E. appliances, 2 twin-size bedrooms and bath, also small den. Individually controlled hot water heating, automatic laundry, carport and many extras included. This provides the ultimate in comfort in a premium location at low maintenance.
For appointment to view phone Mrs. Shirley, EV 4-8124 or EV 4-9485 eves.

OPEN HOUSE Saturday, Feb. 21st 1275 Reynolds Road LAKE HILL

This attractive home consists of 4½ rooms, drive-in garage. Full basement, package oil heat. Choice location.
Jack Middleton and Jack Brown in attendance. Eves. GR 9-4327 or eves. EV 4-